

DEBTOR EASY STREET PARTNERS, LLC

MONTHLY OPERATING REPORT
CHAPTER 11

CASE NO. 09-29907

Form 2-A
CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period December 1 to December 31, 2009

Accounting Method ☒ Accrual Basis ☐ Cash Basis

THIS REPORT IS DUE 15 DAYS AFTER THE END OF THE MONTH

Mark On Box Each
Required Document

Debtor must attach each of the following reports/documents unless the U.S. Trustee has waived the requirement in writing. File the original with the Clerk of Court. Submit a duplicate, with original signature, to the U.S. Trustee

Report /Document Waived	Previously Waived	REQUIRED REPORTS / DOCUMENTS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Cash Receipts and Disbursement Schedule (Form 2-B)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Balance Sheet (Form 2-C)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Profit and Loss Statement (Form 2-D)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Supporting Schedules (Form 2-E)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Quarterly Fee Summary (Form 2-F)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Narrative (Form 2-G)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Bank Statements for All Bank Accounts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Bank Statement Reconciliations for all Bank Accounts

I declare under the penalty of perjury that the following Monthly Operating Report, and any attachments thereto are true, accurate, and correct to the best of my knowledge and belief.

Executed on 15-Jan-10 Print Name William H Shoaf

Signature

Title

Manager

DEBTOR EASY STREET PARTNERS, LLC CASE NO.

09-29907

Form 2-B
CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period DECEMBER 1 to DECEMBER 31, 2009

er 1 to December 31, 2009
CASH FLOW SUMMARY

	CURRENT MONTH	ACCUMULATED
1. Beginning Cash Balance	\$ 192,026.15 ¹	\$ 192,026.15 ¹
2. Cash Receipts		
Operations	\$ 1,653,404.47	\$ 1,653,404.47
Sales of Assets	\$ -	\$ -
Loans / Advances	\$ -	\$ -
Funds from Escrow Accounts	\$ 1,018,931.40	\$ 1,018,931.40
	\$ -	\$ -
	\$ -	\$ -
Total Cash Receipts	<u>\$ 2,672,335.87</u>	<u>\$ 2,672,335.87</u>
3. Cash Disbursements		
Operations	\$ 772,378.96	\$ 772,378.96
Debt Service/Secured Loan Payment	\$ 34,000.00	\$ 34,000.00
Professional Fees/US Trustee Fees	\$ 352,000.00	\$ 352,000.00
Owner Rental Commissions	\$ -	\$ -
HOA Dues - Residential & Commercial	\$ -	\$ -
Reorganization Costs	\$ -	\$ -
Total Cash Disbursements	<u>\$ 1,158,378.96</u>	<u>\$ 1,158,378.96</u>
4. Net Cash Flow (Total Cash Receipts less Total Cash Disbursements)	<u>\$ 1,513,956.91</u>	\$ 1,513,956.91
5. End Cash Balance (to Form 2-C)	<u>\$ 1,705,983.06</u> ²	<u>\$ 1,705,983.06</u> ²

CASH BALANCE SUMMARY

	Financial Institution	Book Balance
Petty Cash		
DIP Operating Account		\$ 1,705,983.06
DIP State Tax Account		\$ -
DIP Payroll Account		\$ -
Other Operating Account		\$ -
Other Interest Bearing Account		\$ -
TOTAL		<u>\$ 1,705,983.06</u> ³

(must agree with Ending Cash Balance above)

- (1) Accumulated beginning cash balance is the cash available at the commencement of the case
Current month beginning cash balance should equal the previous month ending balance
- (2) All cash balance should be the same

DEBTOR EASY STREET PARTNERS, LLC

CASE NO.

09-29907

Form 2-B

CASH RECEIPTS AND DISBURSEMENTS STATEMENT

For Period DECEMBER 1 to DECEMBER 31, 2009

CASH RECEIPTS DETAIL

(ATTACH ADDITIONAL SHEETS AS NECESSARY)

Account No.

--

Date	Payer
------	-------

Description

Amount

Please see exhibit 1

Total Cash Receipts 1

(1) Total for all accounts should agree with the total cash receipts listed on Form 2-B, page 1

ACCOUNT WELLS FARGO - SKY LODGE LOCKBOX ACCOUNT

2679764676

DATE	DESCRIPTION	DEPOSIT CASH/CHECK	DEPOSIT AMEX	DEPOSIT VISA/MC	DEPOSIT WIRES	TOTAL DEPOSITS	TOTAL ACCOUNT BALANCE
DECEMBER	Beginning Balance					\$ 293,709.02	1185621.09
1		\$ 216.63	\$ 5,563.04	\$ 2,004.00	\$ -	\$ 7,783.67	
2		\$ 274.36	\$ 2,260.36	\$ 3,174.83	\$ -	\$ 5,709.55	
3		\$ 228.13	\$ 1,203.04	\$ 1,946.01	\$ -	\$ 3,377.18	
4		\$ 1,232.31	\$ 42,707.23	\$ 2,699.61	\$ -	\$ 46,639.15	
5		\$ 579.73	\$ 2,400.28	\$ 7,423.45	\$ -	\$ 10,403.46	
6		\$ 677.73	\$ 4,542.53	\$ 5,502.12	\$ -	\$ 10,722.38	
7		\$ 264.12	\$ 1,660.39	\$ 1,627.56	\$ -	\$ 3,552.07	
8		\$ 416.86	\$ 7,295.53	\$ 1,753.47	\$ -	\$ 9,465.86	
9		\$ 134.00	\$ 2,256.17	\$ 39,443.29	\$ -	\$ 41,833.46	
10		\$ 192.72	\$ 27,407.59	\$ 23,087.06	\$ -	\$ 50,687.37	
11		\$ 766.05	\$ 2,438.30	\$ 42,822.51	\$ -	\$ 46,026.86	
12		\$ 1,281.87	\$ 4,563.33	\$ 6,718.98	\$ -	\$ 12,564.18	
13		\$ 843.18	\$ 1,656.05	\$ 15,786.44	\$ -	\$ 18,285.67	
14		\$ 311.21	\$ 33,750.38	\$ 3,666.74	\$ -	\$ 37,728.33	
15		\$ 305.96	\$ 11,618.90	\$ 11,108.74	\$ -	\$ 23,033.60	
16		\$ 459.14	\$ 4,393.62	\$ 4,149.52	\$ -	\$ 9,002.28	
17		\$ 480.25	\$ 2,379.37	\$ 7,999.99	\$ -	\$ 10,859.61	
18		\$ 17,222.16	\$ 3,565.01	\$ 9,367.90	\$ -	\$ 30,155.07	
19		\$ 1,786.52	\$ 4,496.15	\$ 6,561.00	\$ -	\$ 12,843.67	
20		\$ 1,155.98	\$ 4,824.14	\$ 7,820.48	\$ -	\$ 13,800.60	
21		\$ 1,692.06	\$ 4,185.30	\$ 7,826.56	\$ -	\$ 13,703.92	
22		\$ 660.07	\$ 27,808.96	\$ 6,635.06	\$ -	\$ 35,104.09	
23		\$ 2,025.46	\$ 29,243.85	\$ 7,596.67	\$ -	\$ 38,865.98	
24		\$ 388.96	\$ 3,457.46	\$ 6,405.83	\$ -	\$ 10,252.25	
25		\$ 1,488.85	\$ 6,423.28	\$ 6,606.53	\$ -	\$ 14,518.66	
26		\$ 1,093.53	\$ 6,795.60	\$ 7,863.61	\$ -	\$ 15,752.74	
27		\$ 1,048.79	\$ 4,438.43	\$ 8,508.41	\$ -	\$ 13,995.63	
28		\$ 9,268.59	\$ 2,790.31	\$ 11,114.51	\$ -	\$ 23,173.41	
29		\$ 41,819.54	\$ 33,108.74	\$ 25,018.68	\$ -	\$ 99,946.96	
30		\$ 2,474.12	\$ 19,446.99	\$ 12,205.92	\$ -	\$ 34,127.03	
31		\$ 6,963.51	\$ 27,295.79	\$ 16,175.29	\$ -	\$ 50,434.59	
TOTAL		\$ 97,752.39	\$ 335,976.44	\$ 320,620.77	\$ -	\$ 1,048,058.32	

DATE	CHECK #	DESCRIPTION	CHECKS ISSUED	TRANS/MISC
12/2/2009	transfer to operating			\$ (508,870.63)
12/14/2009	transfer to operating			\$ (76,300.43)
12/10/2009	bankcard fee			\$ (50.00)
12/10/2009	bankcard fee			\$ (50.14)
12/10/2009	bankcard fee			\$ (50.18)
12/10/2009	bankcard fee			\$ (51.07)
12/28/2009	transfer to operating			\$ (100,617.28)
	transfer to operating			\$ (184,017.21)
	transfer to lockbox			\$ 1,018,931.40
	cc fees			\$ (55.96)
	cc fees-Amex net			\$ 788.20
	cc fees-Amex net			\$ (4,453.28)
	cc fees-Amex net			\$ (7,640.65)
	TOTAL		\$	\$ -187,562.77

\$ 754,349.30

\$0.00

DEBTOR EASY STREET PARTNERS, LLC

CASE NO.

09-29907

Form 2-B

CASH RECEIPTS AND DISBURSEMENTS STATEMENT
For Period December 1 to December 31, 2009

CASH DISBURSEMENTS DETAIL

Account No.

Date	Payer	Description	Amount
------	-------	-------------	--------

Please see exhibit 2

Total Cash Disbursements

 1

(1) Total for all accounts should agree with the total cash disbursements listed on Form 2-B, page 1

ACCOUNT WELLS FARGO - OPERATING ACCOUNT

BALANCE

2679764668

DATE	CHECK#	DESCRIPTION	CHECKS ISSUED	TRANS/MISC	520362.25
		BEGINNING BALANCE		\$ (97,229.59)	
12/14/2009	1714	check cleared from Sept	\$ 47.54		
12/1/09	20322	Swire	\$ 95.00		
12/1/09	20323	Deborah DePaoli	\$ 287.91		
12/1/09	20324	Jan Ferraris	\$ 287.91		
12/2/09	20329	Brenda Ripley -Trustee	\$ 96.80		
12/2/09	20330	Appliance Sales & Services	\$ 1,650.50		
12/2/09	20331	Sherwin Williams	\$ 212.65		
12/3/09	20332	Christmas Décor	\$ 1,106.25		
12/3/09	20333	Mehaz Services Center	\$ 42.00		
12/3/09	20334	CloudNine Resort	\$ 200.00		
12/3/09	20335	ESP Account	\$ 100.00		
12/3/09	20336	ESP Utilities Acocunt	\$ 100.00		
12/4/09	20337	ALC Snow Removal	\$ 250.00		
12/4/09	20338	Hy-Ko	\$ 810.67		
12/4/09	20339	Porter Paint	\$ 80.34		
12/4/09	20340	WinElectric	\$ 398.77		
	20341	VOIDED			
	20342	Abraham Nava	\$ 344.52		
12/7/09	20343	1320 Kfan	\$ 1,250.00		
12/7/09	20344	Architectural Bldg Supply	\$ 1,892.00		
12/7/09	20345	VOIDED CHECK			
12/7/09	20346	Alsco	\$ 344.31		
12/7/09	20347	Ecolab	\$ 113.70		
12/7/09	20348	Ecolab Pest Elim	\$ 602.00		
12/7/09	20349	Home Depot Credit	\$ 45.56		
12/7/09	20350	Media one of Utah	\$ 31.50		
12/7/09	20351	Muir	\$ 1,850.13		
12/7/09	20352	Muzak LLC	\$ 233.75		
12/7/09	20353	PC Premier Transportation	\$ 180.00		
12/7/09	20354	Questar Gas Company	\$ 6,286.29		
12/7/09	20355	Qwest	\$ 93.27		
12/7/09	20356	Renegade Oil Inc	\$ 250.00		
12/7/09	20357	William Shoaf	\$ 2,124.61		
12/7/09	20358	Siemens Bldg Techonologies	\$ 2,745.00		
12/7/09	20359	Space Place Storage	\$ 291.00		
12/7/09	20360	Triar Seafood Company	\$ 809.32		
12/7/09	20361	Utah Fires Systems	\$ 481.00		
12/7/09	20362	Whitney Advertising & Design	\$ 4,336.24		
12/7/09	20363	American Liberty Insurance	\$ 8,300.00		
12/7/09	20364	Park City Municipal Corp	\$ 100.00		
12/7/09	20365	Aetna	\$ 7,579.00		
12/7/09	20366	Park City Municipal Corp	\$ 100.00		
12/7/09	20367	Park City Municipal Corp	\$ 100.00		
12/7/09	20368	Park City Municipal Corp	\$ 100.00		
12/7/2009	20372	Brenda Ripley-trustee	\$ 104.68		
12/7/2009	20373	Joe Fick	\$ 1,028.68		
12/7/2009	20374	Nelson Coates	\$ 434.61		
12/7/2009	20375	Larry Loznesky	\$ 314.92		
12/7/2009	20376	Michael Feder	\$ 354.33		
12/7/2009	20377	Sky Investments	\$ 324.54		
12/7/2009	20378	Michael & Veronica Hojel	\$ 346.63		
12/7/2009	20379	Daniel Miller	\$ 587.25		
12/7/2009	20380	Fred Monnot	\$ 843.68		
12/7/2009	20381	Peter Blythe	\$ 76.87		
12/7/2009	20382	John Butsch	\$ 79.77		
12/8/2009	20384	Chase Associates	\$ 1,278.99		
12/8/2009	20385	Patti Rea	\$ 16.41		

12/8/2009	20386	VOIDED	
12/8/2009	20387	Natl Drafting & office Supply	\$ 311.12
12/8/2009	20388	Wasatch Meats	\$ 1,287.13
12/9/2009	20389	Wasatch Meats	\$ 1,748.01
12/9/2009	20390	Big Four Distributing	\$ 541.70
12/10/2009	20391	Johnson Riddle & Mark	\$ 273.10
12/10/2009	20392	Step Saver inc	\$ 215.19
12/10/2009	20393	Xandria Salonen	\$ 865.20
12/11/2009	20394	Swire Coca-Cola	\$ 275.35
12/11/2009	20395	Summit Engineering Group	\$ 1,500.00
12/11/2009	20396	Wasatch Meats	\$ 165.98
12/11/2009	20397	GM Collins	\$ 589.40
12/11/2009	20398	PC Printink	\$ 287.59
12/11/2009	20399	Shade Clothing	\$ 375.45
12/15/2009	20422	1320KFan	\$ 1,250.00
12/15/2009	20423	ALC Snow Removal	\$ 250.00
12/15/2009	20424	Alsco	\$ 214.70
12/15/2009	20425	Shawn Barrowes	\$ 400.00
12/15/2009	20426	Scott Boberek	\$ 60.00
12/15/2009	20427	Cintas Corporation	\$ 2,009.37
12/15/2009	20428	Curb it Recycling	\$ 375.00
12/15/2009	20429	Evans Laundry Equip	\$ 186.45
12/15/2009	20430	Home Depot Credit	\$ 498.57
12/15/2009	20431	Ron Holman Drywall	\$ 380.00
12/15/2009	20432	Home Saving Bank	\$ 162.47
12/15/2009	20433	Gabriel Morin	\$ 27.75
12/15/2009	20434	Muir	\$ 1,705.55
12/15/2009	20435	PC Premier Transportation	\$ 270.00
12/15/2009	20436	Peets Coffee & Tea	\$ 1,440.00
12/15/2009	20437	Proforma	\$ 179.51
12/15/2009	20438	Revco Leasing	\$ 714.01
12/15/2009	20439	Scott James Jewelry	\$ 12.75
12/15/2009	20440	William Shoaf	\$ 299.85
12/15/2009	20441	Marina Soto	\$ 66.14
12/15/2009	20442	Patricia Wagner	\$ 13.96
12/15/2009	20443	Whitney Advertising & Design	\$ 3,979.80
12/15/2009	20444	Wells Fargo Equipment	\$ 1,861.74
12/15/2009	20445	ach	
12/15/2009	20446	Thomas & Debra Bradley	\$ 159.54
12/15/2009	20447	Alan Kessler	\$ 688.27
12/15/2009	20448	Mark Kramer & Louise Walton	\$ 201.89
12/15/2009	20449	Brian & Teri Laidlaw	\$ 46.12
12/15/2009	20450	William Lamkin	\$ 1,291.27
12/15/2009	20451	Josh Mettle	\$ 479.66
12/15/2009	20452	Amer & Yvette	\$ 484.02
12/15/2009	20453	Mark & Joan Tattersall	\$ 484.02
12/15/2009	20454	Ken Yonemura	\$ 351.94
12/15/2009	20455	Travel & Luggage Agency	\$ 79.60
12/15/2009	20456	Shawn Barrowes	\$ 500.00
12/16/2009	20457	United State Treasury	\$ 361.38
12/16/2009	20458	Wasatch Meats	\$ 3,062.58
12/17/2009	20459	EM System	\$ 407.64
12/17/2009	20460	Kearra Markowich	\$ 116.36
12/18/2009	20461	Union Square HOA	\$ 183,613.69
12/18/2009	20462	Swire Coca-Cola	\$ 409.30
12/18/2009	20463	Swire Coca-Cola	\$ 85.10
12/18/2009	20464	Wasatch Meats	\$ 683.91
12/18/2009	20465	Marriott Entertainment	\$ 150.00
12/21/2009	20466	Wagstaff Worldwide, Inc	\$ 5,000.00
12/21/2009	20467	Hy-Ko	\$ 687.62
12/22/2009	20468	Alsco	\$ 1,429.36

12/22/2009	20469	Brenda Ripley -Trustee	\$ 97.90	
12/22/2009	20470	Utah Brewers Cooperative	\$ 64.32	
12/22/2009	20471	BTC	\$ 1,855.00	
12/22/2009	20472	Christmas Décor	\$ 3,800.00	
12/22/2009	20473	Eric Harmsen	\$ 409.83	
12/22/2009	20474	Home Depot Credit	\$ 67.94	
12/22/2009	20475	Innovative Body Science	\$ 250.02	
12/22/2009	20476	Muir	\$ 930.09	
12/22/2009	20477	Peak Wireless Services	\$ 450.00	
12/22/2009	20478	William Powers	\$ 46.90	
12/22/2009	20479	Qwest	\$ 3,880.85	
12/22/2009	20480	Sentry West Ins	\$ 1,755.00	
12/22/2009	20481	Par Springer Miller Syst	\$ 18,007.00	
12/22/2009	20482	Stephen Monticone	\$ 105.45	
12/22/2009	20483	Triar Seafood Company	\$ 548.85	
12/22/2009	20484	USA Today	\$ 58.90	
12/22/2009	20485	Utah.com	\$ 1,112.50	
12/22/2009	20486	Whitney Advertising & Design	\$ 185.89	
12/22/2009	20487	Xandria Salonen	\$ 64.75	
12/22/2009	20488	Muir	\$ 860.08	
12/22/2009	20489	Qwest	\$ 307.71	
12/22/2009	20490	Gabriel Morin	\$ 24.54	
12/22/2009	20491	Park City Municipal Corp	\$ 1,208.35	
12/22/2009	20492	Park City Municipal Corp	\$ 628.00	
12/22/2009	20493	Park City Municipal Corp	\$ 603.25	
12/22/2009	20494	Park City Municipal Corp	\$ 265.00	
12/22/2009	20495	Park City Municipal Corp	\$ 542.47	
12/22/2009	20496	Park City Municipal Corp	\$ 517.95	
12/22/2009	20497	VOIDED		
12/22/2009	20498	Muir	\$ 525.93	
12/22/2009	20499	Summit County Public Health	\$ 100.00	
12/22/2009	20500	Squire	\$ 330.84	
12/22/2009	20501	ach	\$ 4,754.22	
12/22/2009	20502	ach -sysco	\$ 2,824.61	
12/22/2009	20503	Big Four Distributing	\$ 424.80	
12/22/2009	20504	Natl Drafting & office Supply	\$ 175.24	
12/22/2009	20505	Appliance Sales & Services	\$ 230.56	
12/22/2009	20506	European Tile Works	\$ 1,737.30	
12/22/2009	20507	Hood Cleaners	\$ 1,450.00	
12/22/2009	20508	Park City Mountain Resort	\$ 4,080.00	
12/22/2009	20509	Utah State Tax Commission	\$ 9,610.32	
12/22/2009	20510	Swire Coca-Cola	\$ 200.80	
12/23/2009	20511	Brenda Ripley-trustee	\$ 1,000.00	
12/23/2009	20512	VOIDED		
12/23/2009	20513	Sheri Hameed	\$ 616.70	
12/23/2009	20514	Wasatch Meats	\$ 5,033.87	
	20515		\$ 236.75	
	20516	Brenda Ripley-Trustee	\$ 310.08	
12/24/2009	20517	Sentry West	\$ 927.00	
12/26/2009	20518	Shawn Barrowes	\$ 500.00	
12/28/2009	20519	VOIDED		
12/28/2009	20520	Scott Boberek	\$ 86.43	
12/28/2009	20521	Brenda Ripley -Trustee	\$ 102.25	
12/28/2009	20522	Chase Associates	\$ 731.12	
12/28/2009	20523	CloudNine SL Management	\$ 6,526.21	
12/28/2009	20524	Comcast	\$ 1,483.21	
12/28/2009	20525	Data Plus Incorporated	\$ 3,824.00	
12/28/2009	20526	Home Depot	\$ 535.18	
12/28/2009	20527	Hotel Amenities Resources	\$ 1,018.02	
12/28/2009	20528	Living Creations	\$ 1,177.49	
12/28/2009	20529	Media one of Utah	\$ 7.50	

12/28/2009	20530	Muir	\$ 3,653.57	
12/28/2009	20531	Park City Water	\$ 1,736.01	
12/28/2009	20532	Qwest	\$ 1,738.61	
12/28/2009	20533	Brenda Ripley	\$ 60.00	
12/28/2009	20534	Schindler Elevator	\$ 3,870.00	
12/28/2009	20535	William Shoaf	\$ 183.50	
12/28/2009	20536	Squire	\$ 500.00	
12/28/2009	20537	Gary M Stoddard	\$ 375.00	
12/28/2009	20538	Summit County Motor Vehicle	\$ 413.00	
12/28/2009	20539	Triar Seafood	\$ 783.02	
12/28/2009	20540	Union Square	\$ 974.01	
12/28/2009	20541	Universal Companies	\$ 324.27	
12/28/2009	20542	Whitney Advertising	\$ 668.96	
12/28/2009	20543	Wasatch meats	\$ 4,382.21	
12/29/2009	20544	VOIDED		
12/29/2009	20545	Get Fresh	\$ 442.89	
12/29/2009	20546	Swire Coca-Cola	\$ 301.20	
12/29/2009	20547	Plaza Dry Cleaners	\$ 35.43	
12/29/2009	20548	AlSCO	\$ 1,895.47	
12/29/2009	20549	ach-	\$ 1,895.47	
12/29/2009	20550	Schindler Elevator	\$ 1,416.60	
12/29/2009	20551	ach	\$ 2,360.56	
12/29/2009	20552	ach	\$ 6,159.86	
12/29/2009	20553	Utah State Tax Commission	\$ 2,309.43	
12/29/2009	20554	Wasatch Timber Products	\$ 539.72	
12/29/2009	20555	The Chef's Garden	\$ 589.00	
12/30/2009	20556	Wasatch Meats	\$ 1,445.73	
12/30/2009	20557	Step Saver Inc	\$ 214.88	
12/30/2009	20558	M&M Distributing	\$ 38.20	
12/1/09	20325-328	ach		
12/7/09	20369-70	ach		
12/15/2009	20400-20421	VOIDED printer		
12/8/2009	ach			
12/7/2009	ach	Amex Discount		-877.64
12/21/2009	ach	Bank Fee		-199.46
12/15/2009	ach	BDRC 4 Site LLC (wire)	\$ 33,000.00	
12/30/2009	ach	Open Table	\$ 442.65	
12/17/2009	ach	Pay checks pr	\$ 71,732.29	
12/18/2009	ach	Pay checks pr	\$ 23,258.11	
12/31/2009	ach	Pay checks pr	\$ 33,273.16	
12/3/2009	ach	Pay checks pr	\$ 87,751.59	
12/30/2009	ach	Pay checks pr	\$ 40,555.63	
12/30/2009	ach	Pay checks pr	\$ 62,817.73	
12/18/2009	ach	Paycheck invoice	\$ 517.78	
12/31/2009	ach	Paycheck invoice	\$ 525.34	
12/11/2009	ach	Paycheck invoice	\$ 237.45	
12/4/2009	ach	Paycheck invoice	\$ 439.47	
12/29/2009	ach	Shift Four Fees		-151.76
12/7/2009	ach	Sysco	\$ 3,588.20	
12/14/2009	ach	Sysco	\$ 7,516.57	
12/21/2009	ach	Sysco	\$ 5,201.48	
12/28/2009	ACH	Sysco	\$ 8,368.09	
12/2/2009	ach	transfer from Lockbox		508870.63
12/14/2009	ach	transfer from Lockbox		76300.44
12/17/2009	ach	transfer from Lockbox		184017.20
12/28/2009	ach	transfer from Lockbox		100617.28
12/31/2009	ach	transfer from Lockbox		906166.00
12/8/2009	ach	UDABC	\$ 97.20	
12/8/2009	ach	UDABC	\$ 1,155.76	
12/4/2009	ach	UDABC	\$ 1,262.23	
12/14/2009	ach	UDABC	\$ 2,153.00	

12/14/2009	ach	UDABC	\$ 1,348.26	
12/21/2009	ach	UDABC	\$ 697.65	
12/21/2009	ach	UDABC	\$ 2,035.83	
12/28/2009	ach	UDABC	\$ 1,416.60	
12/28/2009	ACH	UDABC	\$ 5,109.40	
12/17/2009	ach	UDABC	\$ 3,426.80	
12/2/2009	wire	Axis group	\$ 19,000.00	
12/31/2009	wire	Dorsey & Whitney	\$ 63,344.79	
12/31/2009	wire	Sidley Austin	\$ 236,655.21	
12/24/2009	wire	West LB		-34000.00
		TOTAL	\$ 1,129,150.85	\$ 1,643,513.10

DEBTOR

EASY STREET PARTNERS

CASE NO.

09-29907

Form 2-C
COMPARATIVE BALANCE SHEET
For Period Ending December 31, 2009

For Period December 1 to December 31, 2009	CURRENT MONTH	ACCUMULATED
ASSETS		
Current Assets		
Cash (from Form 2-B, Line 5)	\$ 1,705,983.00	\$ 1,705,983.00
Accounts Receivable (from Form 2-E)	\$ 454,045.00	\$ 454,045.00
Receivable from Officers, Employees, Affiliates	\$ -	\$ -
Inventory	\$ 362,029.00	\$ 362,029.00
Other Current Assets	\$ 1,821,737.00	\$ 1,821,737.00
Total Current Assets	<u>\$ 4,343,794.00</u>	<u>\$ 4,343,794.00</u>
Fixed Assets		
Land	\$ 869,009.00	\$ 869,009.00
Building	\$ 8,437,797.00	\$ 8,437,797.00
Equipment, Furniture & Fixtures	\$ 2,056,996.00	\$ 2,056,996.00
Total Fixed Assets	\$ -	\$ -
Less: Accumulated Depreciation	\$ (153,276.00)	\$ (153,276.00)
Net Fixed Assets	<u>\$ 11,210,526.00</u>	<u>\$ 11,210,526.00</u>
Other Fixed Assets	\$ 20,824,938.00	\$ 20,824,938.00
TOTAL ASSETS	<u><u>\$ 36,379,258.00</u></u>	<u><u>\$ 36,379,258.00</u></u>
LIABILITIES		
Post Petition Accounts Payables (Form 2-E)	\$ 204,832.02	\$ 204,832.02
Post Petition Accrued Professional Fees (Form 2-E)	\$ -	\$ -
Post Petition Taxes Payable (Form 2-E)	\$ -	\$ -
Post Petition Notes Payable	\$ -	\$ -
Other Post Petition Payables	\$ -	\$ -
Total Post Petition Liabilities	<u>\$ 204,832.02</u>	<u>\$ 204,832.02</u>
Pre Petition Liabilities		
Secured Debt	\$ 15,164,331.00	\$ 15,164,331.00
Priority Debt	\$ -	\$ -
Unsecured Debt	\$ 4,022,038.27	\$ 4,022,038.27
Total Pre Petition Debt	<u>\$ 19,186,369.27</u>	<u>\$ 19,186,369.27</u>
TOTAL LIABILITIES	<u><u>\$ 19,391,201.29</u></u>	<u><u>\$ 19,391,201.29</u></u>
OWNER EQUITY		
Owner/Stockholder Equity	\$ 17,642,707.00	\$ 17,642,707.00
Retained Earnings - Prepetition	\$ -	\$ -
Retained Earnings - Post Petition	\$ (654,650.00)	\$ (654,650.00)
TOTAL OWNERS EQUITY	<u>\$ 16,988,057.00</u>	<u>\$ 16,988,057.00</u>
TOTAL LIABILITIES & OWNER EQUITY	<u><u>\$ 36,379,258.29</u></u>	<u><u>\$ 36,379,258.29</u></u>

DEBTOR EASY STREET PARTNERS, LLC

CASE NO.

09-29906

Form 2-D

PROFIT AND LOSS STATEMENT

For Period December 1 to December 31, 2009

	CURRENT MONTH	ACCUMULATED
For Period December 1 to December 31, 2009		
Gross Operating Revenues	\$ 538,095.00	\$ 1,198,014.00
Less: Discounts, Returns, Allowances		\$ -
Net Operating Revenue	\$ 538,095.00	\$ 1,198,014.00
Cost of Goods Sold	\$ 75,389.00	\$ 172,650.00
Gross Profits	<u>\$ 462,706.00</u>	<u>\$ 1,025,364.00</u>
Operating Expenses		
Officer Compensation	\$ -	\$ -
Selling, General & Administrative	\$ 77,252.00	\$ 207,500.00
Rents & Leases	\$ 9,885.00	\$ 25,308.00
Depreciation, Depletion, & Amortization		\$ -
Others	\$ 273,578.00	\$ 722,858.00
Total Operating Expenses	<u>\$ 360,715.00</u>	<u>\$ 955,666.00</u>
Operating Income (Loss)	<u>\$ 101,991.00</u>	<u>\$ 69,698.00</u>
Non Operating Income and Expenses		
Other Non Operating Expenses	\$ -	\$ 17,521.00
Gains (Losses) on Sale of Assets	\$ -	\$ -
Interest Income		\$ 882.00
Interest Expense	\$ 34,000.00	\$ 102,000.00
Owner Rental Commissions	\$ 6,641.00	\$ 49,703.00
HOA Dues - Residential & Commercial		\$ 183,610.00
Net Non Operating Income or (Expenses)	<u>\$ 40,641.00</u>	<u>\$ 353,716.00</u>
Reorganization Expenses		
Legal & Professional Expenses	\$ 716,000.00	\$ 757,739.00
Other Reorganizational Expenses	\$ -	\$ 24,092.00
Total Reorganizational Expenses	<u>\$ 716,000.00</u>	<u>\$ 781,831.00</u>
Net Income (loss) Before Income Taxes	<u>\$ (654,650.00)</u>	<u>\$ (1,065,849.00)</u>
Federal & State Income Tax Expense (Benefit)	\$ -	\$ -
NET INCOME (LOSS)	<u>\$ (654,650.00)</u>	<u>\$ (1,065,849.00)</u>

(1) Accumulated totals include all revenues and expenses since the petition date.

DEBTOR

Easy Street Partners, LLC

CASE NO. 09-29907

Form 2-E
SUPPORTING SCHEDULES
For Period Dec 1,2009 to Dec 31,2009

POST PETITION TAXES PAYABLE SCHEDULE

	Beginning Balance	Amount Accrued	Amount Paid	Date Paid	Check Number	Ending Balance
Income Tax Withheld						
Federal	\$ 4,529.64	\$ 23,800.24	\$ 18,092.93	11/21/13	Bank Debit	\$ 10,236.95
State	\$ 2,446.48	\$ 12,307.05	\$ 9,756.98	11/21/13	Bank Debit	\$ 4,996.55
FICA Tax Withheld	\$ 6,217.69	\$ 24,462.58	\$ 21,470.86	11/21/13	Bank Debit	\$ 9,209.41
Employers Fica Tax	\$ 6,217.74	\$ 24,462.53	\$ 21,470.86	11/21/13	Bank Debit	\$ 9,209.41
Unemployment Tax						
Federal	\$ 177.56	\$ 1,655.56	\$ 760.31	11/21/13	Bank Debit	\$ 1,072.81
State	\$ 1,695.88	\$ 7,920.95	\$ 6,264.38	11/21/13	Bank Debit	\$ 3,352.45
Sales, Use & Excise Tax	\$ 12,047.34	\$ 42,905.35	\$ 12,047.34	12/31/09	20509	\$ 42,905.35
Property Tax					checks	\$ -
Accrued Income Tax	Not available at this time - Information Pending					
Federal						
State						
Other						
TOTALS	\$ 33,332.33	\$ 137,514.26	\$ 89,863.66			\$ 80,982.93

INSURANCE SCHEDULE

	Carrier	Amount of Coverage	Expiration Date	Premium Paid Through
Workers Compensation	American Liberty Insurance	See exhibit 5	12/2/2014	
General Liability	Sentry West	See exhibit 6		
Property (Fire Theft)	Sentry West	See exhibit 6		
Vehicle	Sentry West	See exhibit 6	11/27/2014	
Others (Directors Liab	Sentry West		11/28/2014	
		\$ -		

DEBTOREASY STREET PARTNERS, LLC **CASE NO.** 09-29907**Form 2-E****SUPPORTING SCHEDULES****For Period Dec 1,2009 to Dec 31,2009****ACCOUNTS RECEIVABLE & POST PETITION PAYABLE SCHEDULE**

DUE	ACCOUNTS RECEIVABLE	POST PETITION ACCOUNTS PAYABLE
Under 30 Days	\$ 454,045.00	204,832.02
31 to 60 Days		
61 to 90 Days		
91 to 120 Days		
Over 120 Days		
TOTAL POST PETITION	<u>\$ 454,045.00</u>	
PRE PETITION AMOUNT	<u>\$ 116,174.28</u>	
Total Accounts Receivable	\$ 570,219.28	
Less: Bad Debt Reserve		
Net Accounts Receivable	<u><u>\$ 570,219.28</u></u>	

Total Post Petition

Accounts Payable \$ 204,832.02

Attach a detail listing accounts receivable and post petition accounts payable*SCHEDULE OF PAYMENTS TO ATTORNEYS & OTHER PROFESSIONALS**

Month End Retainer Balance	Current Month's Accrual	Paid in Current Month	Date of Court Approval		Month End Balance Due*
Debtor's Counsel	** Information pending at time of submittal				
Counsel for Unsecured	** Information pending at time of submittal				
Creditors Committee	** Information pending at time of submittal				
Trustee Counsel	** Information pending at time of submittal				
Accountant	** Information pending at time of submittal				
Other	** Information pending at time of submittal				
Total	\$ -	\$ -	\$ -		\$ -

Schedule of Payments & Transfers to Principals / Executives**

Payee Name	Position	Nature of Payment	Amount
None			

** List payments and transfers of any kind and in any form made to or for the benefit of any proprietor owner, partner, officer, or director.

CLOUDNINE RESORTS - SKY LODGE MANAG - M470
LLC
1816 PROSPECTOR AVE STE 100
PARK CITY, UT 84060-7481

CHECK DATE : 12/18/2009 WEEK 50
PERIOD BEGIN : 11/30/2009
PERIOD END : 12/13/2009

Dear Paychex Preview Client,

Enclosed are your payroll reports and checks. Please verify that all information is accurate and correct.
If there are any questions or concerns, please contact us immediately.

If you have tax deposits due, ensure the deposits are made on or before the due date to avoid penalties. We will assume that these deposits were made on the due dates and they will be reflected on your returns accordingly.

Please contact us for more information on special reports, Taxpay, Direct Deposit, Readychex, Check Signing and Stuffing, 401K Reporting, Time Off Accrual Tracking, Timeclock, GL Interfacing, Garnishment Payment Services (GPS), Online W-2 Service, Workers' Compensation Payment Service (WCPS) and many other Preview features.

PAYROLL TOTALS

DIRECT DEPOSIT DEBITED FROM YOUR ACCOUNT	34692.21		
READYCHEX DEBITED FROM YOUR ACCOUNT	37040.08	NUMBER OF PAYROLL CHECKS	106
MANUAL CHECKS	1209.76		
TOTAL NET PAYROLL	72942.05		

BILLING PAYMENT 517.78 Withdrawal made by PAYCHEX INC. on above check date.

AMOUNT DEBITED FROM GPS ACCOUNT(S) 0.00

AMOUNT DEBITED FROM TAX ACCOUNT 23258.11

TOTAL TAX LIABILITY DUE BY CLIENT 0.00

TOTAL TAX LIABILITY 23258.11 **NUMBER OF CHECKS PRINTED** 106

TOTAL NET PAYROLL, TAX LIABILITY,

AND SERVICES

96200.16

TOTAL COST OF PAYROLL 96717.94 **NUMBER OF MANUAL/VOID TRANSACTIONS** 2

AGENCY TOTALS

GPS 0.00 Deposit made by PAYCHEX INC. on your behalf.

NON-GPS 0.00 You are responsible for making the deposit on or before the due date.

TAX DEPOSITS DUE

TAX AGENCY TAXPAY NON-TAXPAY DUE DATE

FEDERAL 18552.31 12/23/2009 Deposit made by PAYCHEX INC. on your behalf.

CLOUDNINE RESORTS - SKY LODGE MANAG - M470
LLC
1816 PROSPECTOR AVE STE 100
PARK CITY, UT 84060-7481

CHECK DATE : 12/31/2009 WEEK 52
PERIOD BEGIN : 12/14/2009
PERIOD END : 12/27/2009

Dear Paychex Preview Client,

Enclosed are your payroll reports and checks. Please verify that all information is accurate and correct.
If there are any questions or concerns, please contact us immediately.

If you have tax deposits due, ensure the deposits are made on or before the due date to avoid penalties. We will assume that these deposits were made on the due dates and they will be reflected on your returns accordingly.

Please contact us for more information on special reports, Taxpay, Direct Deposit, Readychex, Check Signing and Stuffing, 401K Reporting, Time Off Accrual Tracking, Timeclock, GL Interfacing, Garnishment Payment Services (GPS), Online W-2 Service, Workers' Compensation Payment Service (WCPS) and many other Preview features.

PAYROLL TOTALS

DIRECT DEPOSIT DEBITED FROM YOUR ACCOUNT	40555.63		
READYCHEX DEBITED FROM YOUR ACCOUNT	62817.73	NUMBER OF PAYROLL CHECKS	117
MANUAL CHECKS	733.06		
TOTAL NET PAYROLL	104106.42		

BILLING PAYMENT 525.34 Withdrawal made by PAYCHEX INC. on above check date.

AMOUNT DEBITED FROM GPS ACCOUNT(S) 0.00

AMOUNT DEBITED FROM TAX ACCOUNT 33273.16

TOTAL TAX LIABILITY DUE BY CLIENT 0.00

TOTAL TAX LIABILITY 33273.16 **NUMBER OF CHECKS PRINTED** 117

TOTAL NET PAYROLL, TAX LIABILITY,

AND SERVICES 137379.58

TOTAL COST OF PAYROLL 137904.92 **NUMBER OF MANUAL/VOID TRANSACTIONS** 2

AGENCY TOTALS

GPS	0.00	Deposit made by PAYCHEX INC. on your behalf.
NON-GPS	0.00	You are responsible for making the deposit on or before the due date.

TAX DEPOSITS DUE

TAX AGENCY	TAXPAY	NON-TAXPAY	DUE DATE
------------	--------	------------	----------

FEDERAL	25517.24		01/06/2010 Deposit made by PAYCHEX INC. on your behalf.
STATE - UT	9756.98		02/01/2010 Deposit made by PAYCHEX INC. on your behalf.

TAX TYPE	RATE	TAX-ID	AMOUNT	WAGES	# EMPLS	FREQ
TAX INFORMATION						
FEDERAL TAXES						
FEDERAL WITHHOLDING		20-4502918	10236.95	134097.81	118	SEMI-WEEKLY
EMPLOYEE OASDI	0.06200000	20-4502918	7463.84	120384.47	103	
EMPLOYEE MEDICARE	0.01450000	20-4502918	1745.57	120384.47	103	
EMPLOYER OASDI	0.06200000	20-4502918	7463.84	120384.47	103	
EMPLOYER MEDICARE	0.01450000	20-4502918	1745.57	120384.47	103	
FEDERAL 941 LIABILITY			28655.77			
EMPLOYER FUI	0.00800000	20-4502918	1072.78	134097.81	118	QUARTERLY
TOTAL FEDERAL TAXES			29728.55			
STATE WITHHOLDING						
UT STATE WITHHOLDING		12557004004WTH	4996.55	134097.81	118	SEMI-WEEKLY
TOTAL STATE WITHHOLDING			4996.55			
EMPLOYER SUI						
UT EMPLOYER SUI	0.02500000	2-366611-2	3352.45	134097.81	118	QUARTERLY
TOTAL EMPLOYER SUI			3352.45			
TOTAL EMPLOYEE TAXES			24442.91			
TOTAL EMPLOYER TAXES			13634.64			
TOTAL TAX LIABILITY			38077.55			
TOTAL AMOUNT DEBITED FROM YOUR TAX ACCOUNT			38077.55			
TOTAL LIABILITY YOU ARE RESPONSIBLE FOR			0.00			
PLEASE VERIFY ALL DEPOSIT FREQUENCIES AND TAX RATES FOR ACCURACY						
PAYROLL INFORMATION						
DIRECT DEPOSIT			49963.49			
READYCHEX CHECKS			58966.04			
MANUAL CHECKS			0.00			
VOID CHECKS			0.00			
TOTAL NET PAYROLL			108929.53			
GARNISHMENT PAYMENT SERVICE			0.00			
AGENCY CHECKS			0.00			
BILLING PAYMENT			1964.38			
TOTAL COST OF PAYROLL			148971.46			

Easy Street Partners, LLC

Case NO: 09-29907

Exhibit 6

General Liability Insurance

Property (fire, theft)

Vehicle

The Union Square Owners Association**dba: The Sky Lodge****2009-2010 Insurance Summary**

<u>Buildings</u>	Blanket Buildings & Contents	\$31,605,000
	Business Income	\$100,000
	Equipment Breakdown	\$36,605,000
	Special Form Coverage	
	Property Deductible	\$5,000
	Agreed Value	
	No Coinsurance	
	Extended Replacement Cost Endorsement	
	Business Personal Property	\$5,000,000
	Fungus, Rot, Bacteria	\$100,000
	Earthquake	\$10,000,000
	Earthquake Deductible	\$100,000
<u>Fidelity Bond</u>	Employee Dishonesty	\$100,000
<u>General Liability</u>	General Aggregate	\$3,000,000
	Products & Completed Operations	\$3,000,000
	Personal & Advertising Injury	\$1,000,000
	Each Occurrence	\$1,000,000
	Fire Damage Liability	\$100,000
	Medical Expense	\$5,000
	Non Owned / Hired Auto Liability	\$1,000,000
	Swimming Pool Liability	\$1,000,000
<u>Total Annual Premium</u>		\$37,577

<u>Insurance Company</u>	Philadelphia Insurance Company
---------------------------------	--------------------------------

<u>Flood</u>	Building Coverage	\$5,000,000
	Deductible	\$5,000

<u>Total Annual Premium</u>	\$5,125
------------------------------------	---------

<u>Insurance Company</u>	National Flood 3/19/10
---------------------------------	------------------------

Umbrella Liability Policy \$10,000,000

Annual Premium \$ 1,719.00

Insurance Company National Union Fire

Directors & Officers Limit of Liability \$2,000,000
Each Loss \$2,000,000
Each Policy Year \$2,000,000
Deductible \$2,500

Total Annual Premium (Annual Installment) 2009-2010 \$2,217

Insurance Company Travelers Casualty & Surety Company

COMMERCIAL INSURANCE

FOR

The Sky Lodge

POLICY PERIOD
11/27/09 to 11/27/10

COMMERCIAL PACKAGE POLICY

PRESENTED BY
CELIA NASH

SENTRY WEST INSURANCE SERVICES

3860 South 2300 East
Salt Lake City, UT 84109
Phone (801) 272-8468 Fax (801) 277-3511



Philadelphia Indemnity Insurance Company

One Bala Plaza, Suite 100, Bala Cynwyd, Pennsylvania 19004

COMMON POLICY DECLARATIONS

Policy Number: PHPK485852

Named Insured and Mailing Address:

The Sky Lodge; The Union Square Owners A
PO Box 683300
Park City, UT 84068-3300

Producer: 12661

Sentry West Insurance Services
P.O. Box 9289
Salt Lake City, UT 84109

Policy Period From: 11/27/2009 **To:** 11/27/2010

at 12:01 A.M. Standard Time at your mailing address shown above.

Business Description: Condominium Association

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

	PREMIUM
Commercial Property Coverage Part	
Commercial General Liability Coverage Part	2,629.00
Commercial Crime Coverage Part	
Commercial Inland Marine Coverage Part	
Commercial Auto Coverage Part	212.00
Businessowners	
Workers Compensation	
UltimateCover Property Coverage Part	34,736.00

Total \$ 37,577.00.

Total Includes Federal Terrorism Risk Insurance Act Coverage 624.00

FORM (S) AND ENDORSEMENT (S) MADE A PART OF THIS POLICY AT THE TIME OF ISSUE
Refer To Forms Schedule

*Omits applicable Forms and Endorsements if shown in specific Coverage Part/Coverage Form Declarations

CPD- PIIC (01/07)

11-11-2009
Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

Form Schedule – Policy

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
BJP-190-1	1298	Commercial Lines Policy Jacket
CPD-PIIC	0107	Common Policy Declarations
Location Schedule	0100	Location Schedule
Additional Insured Schedule	0100	Additional Insured Schedule
PP 0701	0701	Privacy Policy Notice
PI-BELL-1	0907	Bell Endorsement
IL0017	1198	Common Policy Conditions
IL0021	0908	Nuclear Energy Liability Exclusion Endorsement
IL0266	0908	Utah Changes - Cancellation and Nonrenewal
IL0985	0108	Disclosure Pursuant to Terrorism Risk Insurance Act
PI-CME-1	0807	Crisis Management Enhancement Endorsement

Philadelphia Indemnity Insurance Company

Locations Schedule

Policy Number: PHPK485852

Premis.	Bldg.	
No.	No.	Address

001	001	201 Heber Ave Park City, UT 84068
-----	-----	--------------------------------------

001	002	201 Heber Ave Park City, UT 84068
-----	-----	--------------------------------------

Philadelphia Indemnity Insurance Company

Additional Insured Schedule

Policy Number: PHPK485852

Additional Insured

Park City Restaurant Association
PO Box 3162
Park City, UT 84060-3162

CG2026 - UT - Loc #1

Additional Insured

Park City Jazz Foundation
PO Box 680720
Park City, UT 84068-0720

CG2026 - UT - Loc #1

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Policy Number: PHPK485852

Agent # 12661

☒ See Supplemental Schedule

LIMITS OF INSURANCE

\$	3,000,000	General Aggregate Limit (Other Than Products - Completed Operations)
\$	3,000,000	Products/Completed Operations Aggregate Limit (Any One Person Or Organization)
\$	1,000,000	Personal and Advertising Injury Limit
\$	1,000,000	Each Occurrence Limit
\$	100,000	Rented To You Limit
\$	5,000	Medical Expense Limit (Any One Person)

FORM OF BUSINESS: ASSOCIATION

Business Description: Condominium Association

Location of All Premises You Own, Rent or Occupy: SEE SCHEDULE ATTACHED

AUDIT PERIOD, ANNUAL, UNLESS OTHERWISE STATED: N/A

ADDITIONAL PERIOD, ANNUAL, OR LUMP SUM PREMIUM		Rates		Advance Premiums		
Classifications	Code No.	Premium Basis	Prem./ Ops.	Prod./ Comp. Ops	Prem./ Ops.	Prod./ Comp. Ops.
SEE SCHEDULE ATTACHED						
TOTAL PREMIUM FOR THIS COVERAGE PART:					\$ 2,629.00	\$

RETROACTIVE DATE (CG 00 02 ONLY)

This insurance does not apply to "Bodily Injury", "Property Damage", or "Personal and Advertising Injury" which occurs before the retroactive date, if any, shown below.

Retroactive Date: _____

FORM (S) AND ENDORSEMENT (S) APPLICABLE TO THIS COVERAGE PART: Refer To Forms Schedule

Countersignature Date

Authorized Representative

Philadelphia Indemnity Insurance Company

Form Schedule – General Liability

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
CGP011	0509	Recording and Distribution of Material or Information
Gen Liab Dec	1004	Commercial General Liability Coverage Part Declaration
Gen Liab Schedule	0100	General Liability Schedule
CG0001	1207	Commercial General Liability Coverage Form
CG0068	0509	Recording and Distribution of Material or Information
CG0186	1204	Utah Changes
CG2004	1185	Addl Ins - Condominium Unit Owners
CG2026	0704	Addl Ins - Designated Person or Organization
CG2146	0798	Abuse Or Molestation Exclusion
CG2147	1207	Employment-Related Practices Exclusion
CG2167	1204	Fungi or Bacteria Exclusion
CG2170	0108	Cap on Losses From Certified Acts of Terrorism
CG2402	1204	Binding Arbitration
PI-CO-5	0403	Exclusion - Subsidence
PI-CO-6	1106	General Liability Deluxe Endt: Condominium Association
PI-GL-001	0894	Exclusion - Lead Liability
PI-GL-002	0894	Exclusion - Asbestos Liability

Philadelphia Indemnity Insurance Company

COMMERCIAL GENERAL LIABILITY COVERAGE PART
SUPPLEMENTAL SCHEDULE

Policy Number: PHPK485852

Agent # 12661

Classifications	Code No.	Premium Basis	Rates		Advance Premiums	
			Prem./ Ops.	Prod./ Comp. Ops.	Prem./ Ops.	Prod./ Comp. Ops.
UT PREM NO. 001 CONDO-RESIDENTIAL PROD/COMP OP SUBJ TO GEN AGG LIMIT	62003	UNIT 22	43.264	INCL	956	INCL
UT PREM NO. 001 CONDO-COMM'L-BANK/MERC/MFG PROD/COMP OP SUBJ TO GEN AGG LIMIT	62000	AREA 19,514	45.653	INCL	899	INCL
UT PREM NO. 001 SWIMMING POOL-NOC PROD/COMP OP SUBJ TO GEN AGG LIMIT	48925	POOL 1	771.095	INCL	774	INCL

Philadelphia Indemnity Insurance Company

POLICY NUMBER: PHPK485852

COMMERCIAL AUTO
CA DS 03 03 06

BUSINESS AUTO DECLARATIONS

ITEM ONE

Named Insured and Mailing Address: The Sky Lodge; The Union Square Owners A PO Box 683300 Park City, UT 84068-3300	
Policy Period	
From: 11/27/2009	
To: 11/27/2010	At 12:01 A.M. Standard Time at your mailing address.
Previous Policy Number: PHPK356823	

Form Of Business: ASSOCIATION

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

Premium shown is payable at inception: \$
Audit Period (If Applicable): <input type="checkbox"/> Annually <input type="checkbox"/> Semi-Annually <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly

Endorsements Attached To This Policy:
See Schedule Attached

Countersignature Of Authorized Representative	
Name:	
Title:	
Signature:	
Date:	

ITEM TWO

Schedule Of Coverages And Covered Autos

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos". "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Business Auto Coverage Form next to the name of the coverage.

Coverages	Covered Autos	Limit	Premium
Liability	08, 09	\$ 1,000,000 CSL	\$ 211
Personal Injury Protection (Or Equivalent No-Fault Coverage)		Separately Stated In Each Personal Injury Protection Endorsement Minus \$ Deductible.	\$
Added Personal Injury Protection (Or Equivalent Added No-Fault Coverage)		Separately Stated In Each Added Personal Injury Protection Endorsement.	\$
Property Protection Insurance (Michigan Only)		Separately Stated In The Property Protection Insurance Endorsement Minus \$ Deductible For Each Accident.	\$
Auto Medical Payments		\$	\$
Medical Expense And Income Loss Benefits (Virginia Only)		Separately Stated In Each Medical Expense And Income Loss Benefits Endorsement.	\$
Uninsured Motorists		\$	\$
Underinsured Motorists (When Not Included In Uninsured Motorists Coverage)		\$	\$

Philadelphia Indemnity Insurance Company

Form Schedule – Commercial Auto

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
CADS03	0306	Business Auto Declarations
Hired or Borrowed Auto Sche	0706	Schedule of Hired or Borrowed Covered Auto
CA0001	0306	Business Auto Coverage Form
CA2356	1102	Cap on Losses From Certified Acts of Terrorism

PI-ULTD-002 11.98

ULTIMATECOVER
PROPERTY COVERAGE PART DECLARATIONS

Policy Number PHPK485852

Effective Date: 11/27/2009

Expiration Date: 11/27/2010

12:01 a.m., Standard Time

☐ Extension of Declarations is attached

Business Description

Condominium Association

Description of Premises

Prem. No.	Bldg. No.	Location, Construction and Occupancy	
0001	0001	201 Heber Ave Park City, UT 84068 CONDOMINIUMS	MODIFIED FIRE RESISTIVE
0001	0002	201 Heber Ave Park City, UT 84068 CONDOMINIUMS	MODIFIED FIRE RESISTIVE

Limits of Insurance

Insurance applies only for coverage for which a Limit of Insurance is shown.

Property at Specified Premises

Prem. No.	Bldg. No.	Your Business Personal Property	Personal Property of Others	Buildings
0001	0001	\$ 5,000,000		BKT #1
0001	0002			BKT #1

PI-ULTD-002 11.98

Personal Property at Location not Specifically Identified: \$100,000, unless a higher limit is shown on the Additional Coverage Summary Declarations.

Personal Property in Transit: \$50,000, unless a higher limit is shown on the Additional Coverage Summary Declarations.

These declarations are part of the policy declarations containing the Name of the Insured and the policy period.

Applications of Limits

☐ Specific

☒ Blanket - See Form PI-ULTD-006

☐ Exceptions:

Deductibles

Building \$ 5,000

Business Personal Property \$ 5,000

Transit \$ 5,000

Coinsurance

☐ 80%

☐ 90%

☐ 100%

☒ Agreed Value

X Extended RC

Mortgage Holders

Prem. No. Bldg. No. Mortgage Holder Name and Address

SEE SCHEDULE ATTACHED

Forms and Endorsement

Forms and endorsements applying to this Coverage Part and made part of this policy at time of issue:

See Schedule of Forms and Endorsements, PI-ULTD-004, attached.

Premium

Premium for this Coverage Part \$ 34,736.00

ADDITIONAL COVERAGE SUMMARY DECLARATIONS

Policy Number

As per the Property Coverage Part Declarations this Coverage Part provides the following Additional Coverages and Coverage Extensions, subject to the Limits of Insurance shown below.

	Limits of Insurance
Brands and Labels	Included in Policy Limits
Claim Expenses	\$ 10,000
Contract Penalty Clause	\$ 25,000
Computer Property	Included in Personal Property Limits
Excavation and Landscaping	\$ 25,000
Fine Arts	\$ 25,000
Fines for False Alarms	\$ 5,000
Fire Department Service Charge	\$ 50,000
Fire, Sprinkler or Burglar Alarm Upgrade	\$ 50,000
Fish in Aquariums	\$ 1,000
Glass	Included in Policy Limits
Guard Dogs	\$ 1,000
Lost Key Replacement	\$ 2,500
Newly Acquired Property	\$1,000,000 Blanket Limit Real and Personal
Property	
New Construction	\$ 500,000
Ordinance or Law – Undamaged Portion	Included in Building Limit
Ordinance or Law – Demolition	\$ 300,000
Ordinance or Law – Increased Cost of Construction	\$ 300,000
Personal Effects – Portable Electronic Equipment –	
Away from Premises	\$ 1,000
Personal Effects - Premises	\$ 25,000
Personal Effects – Spouses	\$ 500
Personal Effects – Worldwide	\$ 1,000
Pollutant Cleanup and Removal	\$ 25,000
Precious Metals	\$ 2,500
Signs	Included in Personal Property Limits
Theft Damage to Building	Included in Personal Property Limits
Utility Service	\$ 10,000
Voluntary Parting	\$ 10,000

For the Additional Coverages and Coverage Extensions shown below, if a Superseding Limit of Insurance is shown, that Superseding Limit is the applicable Limit of Insurance.

	Limits of Insurance	Superseding Limits
Accounts Receivable	\$ 250,000	\$
Arson Reward	\$ 25,000	\$
Computer Virus Extraction Expense	\$ 2,500	\$
Consequential Damage	\$ 25,000	\$
Debris Removal	\$ 250,000	\$
Personal Property in Transit	\$ 50,000	\$
Personal Property at Locations not		
Specifically Identified	\$ 100,000	\$
Valuable Papers and Records –		
Cost of Research	\$ 250,000	\$

Philadelphia Indemnity Insurance Company

Form Schedule – UltimateCover

Policy Number: PHPK485852

Forms and Endorsements applying to this Coverage Part and made a part of this policy at time of issue:

Form	Edition	Description
CP P 003	0706	Excl of Loss Due to Virus or Bacteria Advisory Notice
PI-ULTD-002	1198	Property Coverage Part Declarations
PI-ULTD-005	1198	Additional Coverage Summary Declarations
PI-ULTD-006	1198	UltimateCover Program Blanket Limits
CP0090	0788	Commercial Property Conditions
CP0127	0396	Utah Changes
CP0140	0706	Exclusion of Loss Due to Virus or Bacteria
PI-SP-M-B	1005	Exclusion of Certain Earthquake Coverage
PI-ULT-007	1198	Property Coverage Form
PI-ULT-008	1198	Causes of Loss Form
PI-ULT-009	1198	Crime Coverage Form
PI-ULT-015	1198	Agreed Value Endorsement
PI-ULT-019	0906	Earthquake Endorsement
PI-ULT-023	0701	Boiler and Machinery Endorsement
PI-ULT-030	0605	Condominium Association Coverage Endorsement
PI-ULT-072	0502	Limitations on Fungus, Wet Rot, Dry Rot and Bacteria
PI-ULT-085	0108	Cap on Losses From Certified Acts of Terrorism
PI-ULT-088	0204	Changes - Electronic Data
PI-ULT-093	1106	Elite Property Enhancement: Condominium Association
PI-ULT-095	1106	Extended Replacement Cost
PI-MANU-1	0100	PI-ULT-072, LIMITATIONS ON FUNGUS, WET ROT, DRY ROT AND BACTERIA

UltimateCover Program Blanket Limits

Policy Number: PHPK485852

Agent # 12661

ULTIMATECOVER PROPERTY - BLANKET STATEMENT OF VALUES

Blanket No.	Coverage	Limit of Insurance	Co- Insurance
1	Building	\$ 31,605,000	100%

These declarations are part of the policy declarations containing the name of the insured and the policy period.

POLICY NUMBER: PHPK485852

COMMERCIAL GENERAL LIABILITY
CG 20 26 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - DESIGNATED
PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)
Park City Restaurant Association

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A. In the performance of your ongoing operations; or
- B. In connection with your premises owned by or rented to you.

POLICY NUMBER: PHPK485852

CRIME AND FIDELITY
CR 25 02 05 06

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

INCLUDE DESIGNATED AGENTS AS EMPLOYEES

This endorsement modifies insurance provided under the following:

COMMERCIAL CRIME COVERAGE FORM
COMMERCIAL CRIME POLICY
EMPLOYEE THEFT AND FORGERY POLICY
GOVERNMENT CRIME COVERAGE FORM
GOVERNMENT CRIME POLICY

and applies to the Employee Theft Insuring Agreement:

SCHEDULE

Capacity Of Agent	Limit Of Insurance
Property Managers	\$
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

1. The definition of "Employee" is amended to include each natural person, partnership or corporation you appoint in writing to act as your agent in the capacity shown in the Schedule while acting on your behalf or while in possession of covered property. These natural persons, partnerships or corporations are not covered for faithful performance of duty, even in the event that this insurance may have been amended by endorsement to provide such coverage on other "employees". Only coverage for "theft" applies to the agents scheduled above.
2. Each such agent and the partners, officers and employees of that agent are considered to be, collectively, one "employee" for the purposes of this insurance. However, the Termination As To Any Employee Condition applies individually to each of them.
3. The most we will pay under this insurance for loss caused by an agent included as an "employee" by this endorsement is the Limit of Insurance shown in the Schedule. That Limit of Insurance is part of, not in addition to, the Limit of Insurance shown in the Declarations as applicable to the Employee Theft Insuring Agreement.

CRIME COVERAGE FORM

Various provisions in the policy restrict coverage. Read the entire policy carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Form the words "you" and "your" refer to the Named Insured shown in the Declarations. The words "we", "us", and "our" refer to the Company providing this insurance.

Other words and phrases that appear in quotation marks have special meaning. Refer to Section G., Definitions.

Coverage Summary

	Basic Limit Of Insurance	Basic Deductible	Superseding Limit Of Insurance	Superseding Deductible
"Money" and "Securities"- Inside the Premises	\$ 5,000	\$ 500	\$	\$
"Money" and "Securities"- Outside the Premises	\$ 5,000	\$500	\$	\$
Money Orders and Counterfeit Paper Currency	\$ 5,000	\$500	\$	\$
Kidnap and Ransom - Extortion	\$25,000	None		

Optional Coverage Summary

	Limit of Insurance	Deductible
Forgery or Alteration	\$	\$
Computer Fraud	\$	\$
Employee Dishonesty	\$ 100,000	\$ 1,000

- ☐ If this box is marked with "X", Clause B.1.f., Coverage Extension - Welfare and Pension Plan ERISA Compliance, applies to this policy.

A. Coverage

1. Money and Securities

Covered Property, as used in this Coverage, means "money" and "securities" used in your business.

a. We will pay for all loss to Covered Property:

(1) Inside the Premises - while at a bank or savings institution, at the "premises", or

(2) Outside the Premises - in transit between any of the places described in 1. a. (1) above;
resulting directly from: